



# The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370  
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT  
Phone: 405-366-5433

**CASE NUMBER:** PD13-15  
**DATE:** June 13, 2013  
**TO:** Interested Neighbors  
**FROM:** City of Norman Department of Planning and Community Development  
**SUBJECT:** Pre-Development Discussion of a Proposed Parking Lot Expansion

**APPLICANT:** 1217 South Berry, L.L.C.  
**LOCATION:** SE Corner of W. Lindsey Street and S. Berry Road  
**WARD:** 4

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a proposal for parking lot expansion. This property is currently zoned R-1, Single Family Dwelling District, and a change of zoning will be required.

Please join us for a Pre-Development discussion of this proposal on Thursday, June 27, 2013 from 6:00 p.m. until 6:30 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

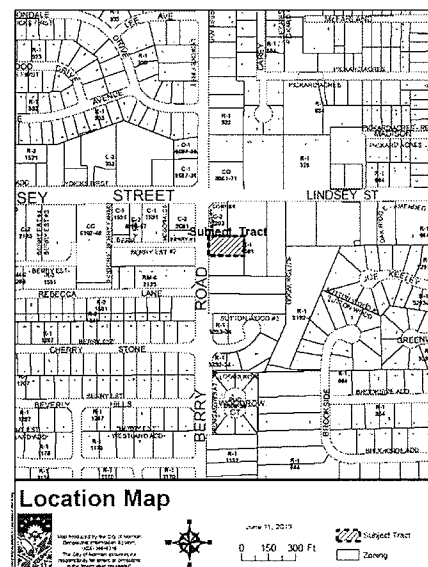
*This applicant has filed a concurrent application for Planning Commission consideration of this project at their July 11, 2013 meeting. You will also be receiving notice of that meeting in the near future.*

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Steve Rollins, (405) 509-0212 between 8:00 a.m. and 5:00 p.m. We look forward to your participation and thank you for taking an active role in your community.

## VICINITY MAP



Case Number PD 13-19

Application for a  
**NORMAN PRE-DEVELOPMENT INFORMATIONAL MEETING**

Name of Applicant/Land Owner 1217 South Berry, LLC

Address P.O. Box 5156

Norman, OK 73070

Name and phone number of contact person(s) Steve Rollins, Arc Engineering Consultants, LLC

Best time to call 8 am to 5 pm M-F

A proposal for development on a parcel of land, generally located SE Corner of W. Lindsey Street  
and S. Berry Road

and containing approximately 0.49 acres, will be brought forward to the Planning Commission and City Council for consideration within the next few months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use) 0.49 Ac of the property will be used for restaurant  
parking expansion to allow the restaurant to provide  
adequate parking.

**FOR PLANNING OFFICE USE ONLY**

*Concurrence*

This proposed development will necessitate (check all that apply):

☒ 2025 Plan Amendment – Growth Boundary \_\_\_\_\_ Land Use ☒ Transportation \_\_\_\_\_

☒ Re-Zoning – To what district(s) C-2

☐ Special Use – For \_\_\_\_\_

☒ Preliminary Plat

☐ Norman Rural Certificate of Survey (COS)

*Greenbelt Enhancement Statement* ✓

Deed or Legal Description [ ☒ ]

Written description of project [ ]

Radius Map [ ☒ ]

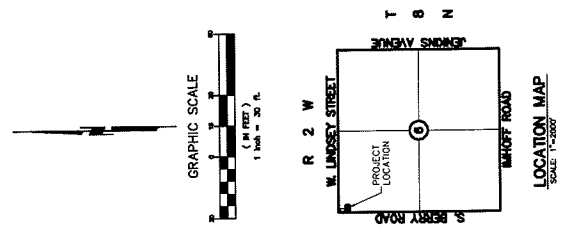
Preliminary Development Map [ ☒ ]

Certified Ownership List [ ☒ ]

Filing Fee \$125.00 [ ☒ ]

Current Zoning: R-1, Single Family Dwelling District

Current Plan Designation Low Density Residential



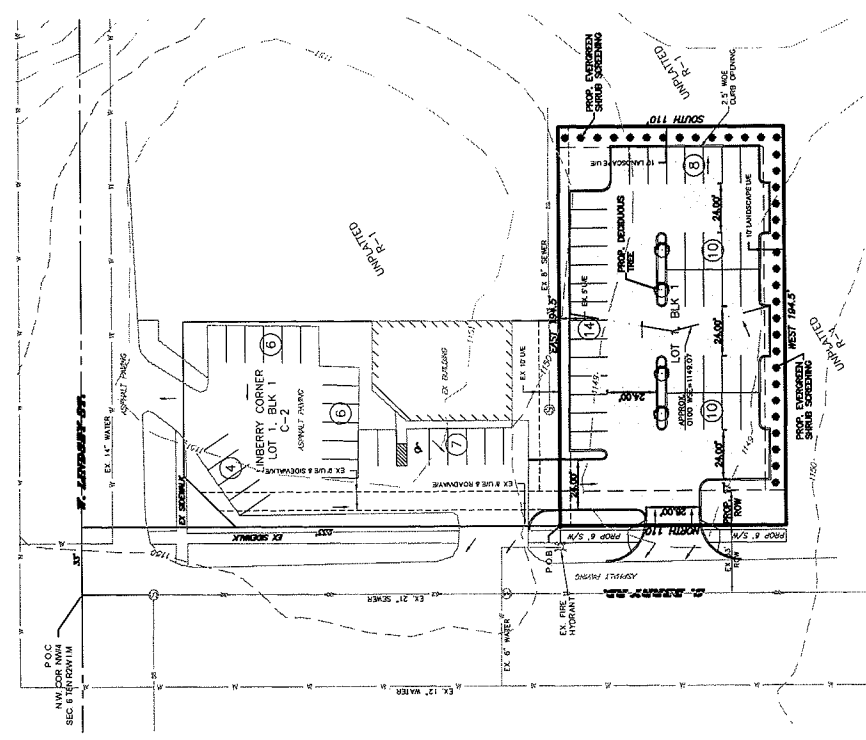
**LEGAL DESCRIPTION**

**LEGAL DESCRIPTION**  
A tract of land in the Northwest Quarter (NW 1/4) of Section 30, (6), Township 54 N., Range Two (2) West of the 10th Meridian, Division 3, Dakota, more particularly described as follows:  
Beginning at a point, 33 feet East and 232 feet South of the Northwest corner of said NW 1/4, thence East 184.5 feet, thence South 110 feet to the point of beginning, thence South 184.5 feet, thence North 110 feet to the point of beginning.  
Said tract contains an area of 2158.62 square feet or 0.0492 acre, more or less.

**OWNER/DEVELOPER:**  
1217 SOUTH BERRY, LLC  
P.O. BOX 5156  
NORMAN, OK 73070

**ENGINEER:**  
ARC ENGINEERING  
CONSULTANTS, LLC  
STEVE ROLLINS, P.E.  
150 DEER CREEK RD  
EDMOND, OK 73012

NOTE: 11" X 17" SHEETS ARE PRINTED AS HALF-SIZE DRAWINGS AND ARE THEREFORE AT A SCALE WHICH IS DOUBLE THE SCALE SHOWN.

**SELDON WINGERS**

1. ALL EXISTING STRUCTURES TO BE REMOVED.
2. THE CITY OF NORMAN'S REQUIREMENT FOR FACADE COVERAGE WILL BE MET PER THE FIRE MARSHAL'S APPROVAL.
3. EXISTING HEALTHY, MATURE TREES ALONG RESIDENTIAL PROPERTIES WILL BE PROTECTED.